

A HOUSE FOR AN ACTIVE FAMILY



An architect with children
has planned this house around them

BUILT TO YOUR NEEDS

by L. Morgan Yost, Architect

TO GET the most "living" from a house, you must build it from the inside out. If you merely start with a shell—say a Cape Cod bungalow—and fill the space with rooms, the chances are you can't get light where you want it . . . you can't have the size and shape of rooms that you want. You are also strictly limited in the way you can relate the rooms to one another—for easy housework, convenient living and your particular needs.

To get the most out of a house, you must start with what you want and build your house around that idea. This Revere Quality House, I feel, is a good example of how such planning works. For I started out on this house with just an idea—one that my own growing family makes particularly vital to me. That idea is that a house can be built to fill the special needs of a couple with growing children. I think you will agree that the advantages of this house could have been arrived at in no other way.

If you have already looked at the plan (page 3), we can proceed to see if you do agree. Here is the meaning this house has for me . . .

This house is divided into two areas. One is for polite living. The other is for family play and work. This play or work room is probably the most unusual feature of the house. Really an enlarged hall, but with plenty of light provided



Living in the out-of-doors comes easily on this intimate terrace; privacy is assured by the wooden louver at right; the terrace is only a few steps from the kitchen.

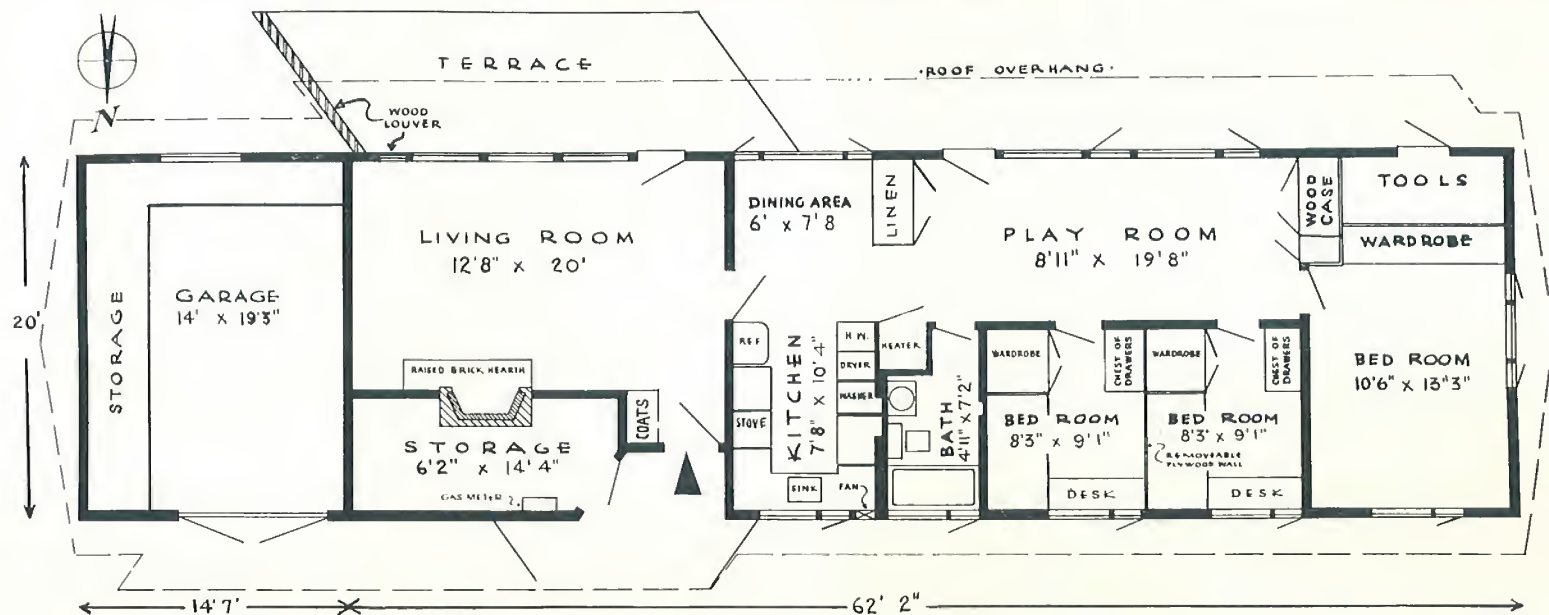
Paved streets, sidewalks, utility systems and sewer pipe are the things that determine the cost of property in new real estate developments. As a result, the lots are sold by the front-foot and tend to be long and narrow. Here is a plan that helps you make the most of your property. For this house, the lot should run as nearly east and west as possible. That puts the "window side" of the house on the south—for sunlight the year around and warmth in the winter. For the greatest yard space on the terrace side, the house should be located as near as possible to the north side of the lot. Switching the garage entrance to the east side of the house is a possible variation that might give more space on your particular lot.



Lots of windows on the Southern side, but . . .



. . . protection from cold winds on the north.





The children can play and mother do her sewing, ironing and so on in this warm and sunny multi-purpose "play room" . . .



. . . while with the draperies closed, this room becomes a perfect spot for a buffet supper, for dancing, or even formal dining.

by large windows, it still serves to connect the other rooms. In addition, this device eliminates the dead space usually taken up by halls. Notice that children coming in from play or school may hang up their coats, go directly to the bathroom and then come in for a meal without passing through any other part of the house.

For those families with small children, the kitchen and laundry area has easy supervision over the play area and outside play yard. Light for this kitchen and laundry is provided by a north window, and the large south window in the dining area assures plenty of cheerful sunshine getting into the room.

Needless to say, the convenient location of the bath is appreciated by the mother. Also, because the kitchen and bath are located back to back, the piping is concentrated, which is in the interest of economy.

The two bedrooms opening off the play or work room are for the children. This provides desirable privacy for each child. (As indicated on the plan, the light wood partition between these rooms can be removed if that is desirable.) Each of these rooms, as furnished, has: a bed with a book shelf over it, a closet with shelves behind for the storage of the inevitable paraphernalia, a chest of drawers with a mirror over it, a desk that is lighted by a north window, and an

Photographs courtesy McCall's Magazine, under whose direction this house was furnished and decorated. Furnishings supplied by Reis Furniture Co., South Bend; and draperies by Andreau's Drapery & Curtain Shop.

extra upholstered chair. (The bed, chests, wardrobes and desks are built in.) If necessary, these rooms could hold double-decked beds.

The master bedroom has a good window area on two sides, and the wardrobe is almost nine feet long, by contrast with the usual 3-foot closet.

The play room is well lighted and has a large case at one end for the storage of games and any other work or play items. At the other end is a large wardrobe for the children's out-of-doors clothes as well

as for some of their games and toys.

Both the kitchen-laundry and the living room have been planned to avoid traffic and the latter has wall space provided for a piano as well as the usual sofa.

More storage room is found at the side of the garage—the overhanging roof providing a sheltered path to it. Finally, at the other end of the house is an outside closet. This is especially for children's small wheel toys and garden tools.

The simplicity of this plan belies the amount of time spent on design. The prob-

lems and needs of a family with children were most carefully thought out. The main point is that living areas of the two generations have been separated: special play area has been provided for the children, and the living room has been reserved for quiet living and entertainment.

CONSTRUCTION

This house is of frame construction, finished on the exterior with strips of waterproof, plastic-coated plywood two feet wide. These lap to form a drip, and a deep attractive shadow line. Sash are of wood with case-

This wall of glass, opening on the terrace, makes the living room bright and cheerful in the daytime, while the fireplace on the opposite wall (see cover) is the center of the room at night.



Carrying the draperies past the windows adds distinction to this corner of the master bedroom, while the integrated furnishings preserve the spacious feeling—as does the built-in wardrobe (see plan).





Efficient, modern and easy to keep clean, is this streamlined U-shaped combination kitchen and laundry. Centrally located, it adjoins the living room, dining area, play room and bath.



Sturdy, built-in furniture—a wardrobe, a desk and a chest of drawers—are included in both the children's bedrooms. Bunk-beds can be used or the partition between the rooms removed, depending on your changing needs.

ment ventilators. A built-up roof with colored gravel topping shelters the house and its overhanging eave line is broken to produce accent, protection and interesting shadows.

The gutters extend past the end of the roof to soften the appearance and to avoid the cropped effect that so many gable-ended, one-story houses have. The gable ends of the roof overhang and are slanted outward to the peak—to further soften the roof line.

The soil of South Bend is pure sand, so a concrete post and grade beam foundation was used. The concrete floor slab was laid directly on the sand. One of the first considerations was the design of the heating system. We used a centrally-located, down-circulation oil furnace with two under-the-floor loops running around the perimeter of the house. These are metal ducts buried in the concrete of the slab. Thus the slab will

not be cold around the edges and a certain amount of heat is radiated from the floor.

The warm air is let into each room by grills under the window areas. Thus the cold down drafts from the windows are counteracted by rising warm currents. There are no return ducts for the air, but a grill at the furnace takes the air back in at ceiling level. It might be said that the house itself acts as the return duct and that the warmed, ceiling air is recirculated rather than left to stand useless in the upper regions of the house.

The large south window will assist the heating plant on sunny winter days—with the broad overhangs of the eaves preventing the summer sun from entering the rooms.

Interior walls are plastered, as this is always popular and is the most economical type of finish in this locality. Cases and cabinet work form many of the partitions. The roof is supported by identical wood trusses so that the exterior shell of the house can be completed and the interior partitions installed later.

BEHIND THE HOUSE

An architect and a builder with a common goal

As are all Revere Quality Houses, this one was built by a team—an architect and a builder who combined their talents and experience to find out just how much quality and good living can be packed into a moderate-priced house.

L. MORGAN YOST, the architect, who designed this house with his own family in mind, graduated from Ohio State University in 1931 and opened his own office in 1933. Most of his work is residential, though he does commercial and institutional jobs as well. Vice-president of the Chicago Chapter of the American Institute of Architects and President of the North Shore Architects, he is particularly interested in the



Architect L. Morgan Yost . . .



. . . and Builder Andrew S. Place.

development of modern architecture in America.

ANDREW S. PLACE, the builder member of this team, studied engineering at Purdue University and worked for the Carnegie Illinois Steel Corporation before going into the building business with his father in 1938. As secretary-treasurer of Place & Company, he is the purchaser and engineer, but spends most of his time on the job supervising construction. Place & Company were the first in South Bend to use poured concrete foundations, to pre-cut dimensional lumber, to prefabricate on the site, to promote a substantial basementless house and to use their system of forced-air, radiant-type heating.

CHOICE OF MATERIALS

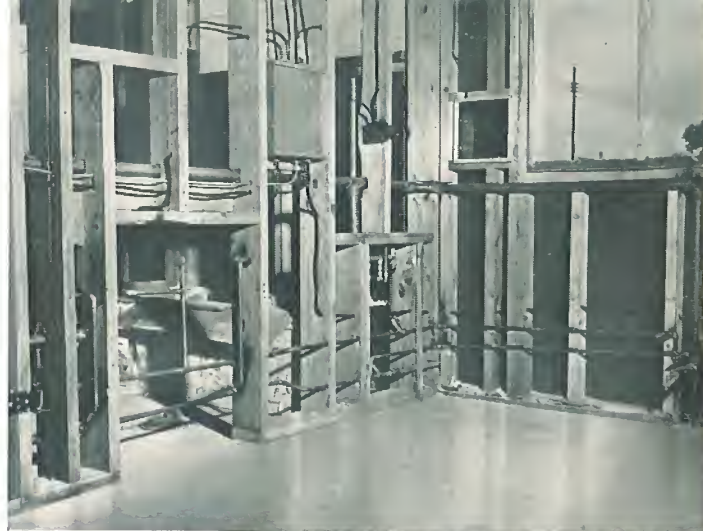
No house is better than the materials of which it is made

PART of the Revere Quality House Institute's program is to help you become familiar with products and methods that spell quality construction. Only if you know what quality consists of can you demand it. Only by demanding it can you bring it about. So we try in each of these booklets to tell you about a few of the quality features to be found in the house in question. Outstanding in this house are:

FOUNDATION—Reinforced concrete piers, 10" in diameter, 6' apart, carry a continuous reinforced concrete "grade beam" 16" deep.

THE HEATING SYSTEM—Radiant and forced air heating is supplied by a system which sends the hot air through metal ducts in the concrete floor. There are adjustable outlets in each room (for individual room temperature control) and a thermostatic regulator on the oil furnace for the over-all control.

THE SIDING—This is of plastic coated plywood. Made of three plies of Douglas fir, glued with waterproof resin glue, this plywood has a thin sheet of plastic on the exterior surface. The result is to prevent the raised grain of ordinary painted plywood, as well as providing trouble-free exterior walls.



Strong basic structure and careful, clean work in the wiring and water lines are a sure mark of quality to look for in any house.



Using easily-bent copper water tube for the service line from the water main (left) assures long, trouble-free service because copper cannot rust.

FLOORS—Concrete, covered with asphalt tile throughout the house. This material is recognized as one of the best commercially available for use over a concrete floor on the ground. It is sealed to the floor and strongly resists dampness. Such a floor can be reconditioned easily and cheaply by simply replacing the damaged tiles.

The terrace, walk, and drive are of concrete slab construction, with welded steel reinforcing mesh to provide a durability equivalent to that of national highways.

INTERIOR WALLS—Plaster which in this area costs no more, or even less, than the various board-type wall surfaces. In such a situation, most people prefer plaster for its perfect smoothness and because no joints can be seen.

SHEET METAL—The architect wrote into his Specifications that all sheet metal should be "Revere Sheet Copper, 16 oz." This quality material was used for roof edging and gravel stops; for chimney flashing and counter-flashing; for cap flashings, covering the ends of rafters exposed to the weather, and the tops of the pieces that make up the louver screen (quarter inch turn-downs were made and the sheet was secured with copper nails); for flashing under the entire concrete chimney cap; for the built-up vent housing.

INSULATION—This is achieved in the walls of this house by using 25/32" insulation board as sheathing, plus two inches of Kimsul blanket-type insulation. This popular product consists of wood-fiber, chemically treated for resistance to fire, insects, and decay, stitched between two layers of tough paper, one of which is vapor proof. This is nailed between the vertical studs of the wall. Four inches of rock

wool with a vapor barrier is installed above the ceiling where the greatest heat loss normally occurs.

PLUMBING—Copper water tube is used for the service line from the main to the house and for all interior lines. This rust-proof piping affords maximum protection against leaks and helps to insure an unfailing supply of clear, clean water. It is also economical to install because it is easy to bend and because it comes in long lengths that require fewer joints. Joints may be made with either soldered or compression fittings.

ROOF—Made of five plies of felt and mopped asphalt and topped with gravel, its estimated life is twenty years. It is of the high melting point type, which means that its melting point is beyond any possible external temperature, and it will not sag or run under the hottest summer sun.

WIRING—Low-voltage wiring is used between fixtures and switches. This means that there are actually two electrical systems in the house. The circuit carrying the regular voltage supplies current to the lighting fixtures and wall outlets. The low-voltage circuit runs from the switches to the fixtures where the low-voltage current actuates relays (automatic switches) that turn the high-voltage current on and off at each fixture. At first glance this may seem needlessly involved, but it is not. There are two great advantages. First is that much less expensive wire can be used in the low-voltage circuit. (Smaller wire without heavy insulation.) This means you can have more switches and more conveniently placed switches for the same amount of money. The second advantage is that cutting down on the amount of regular-voltage wiring in a house reduces fire hazards.

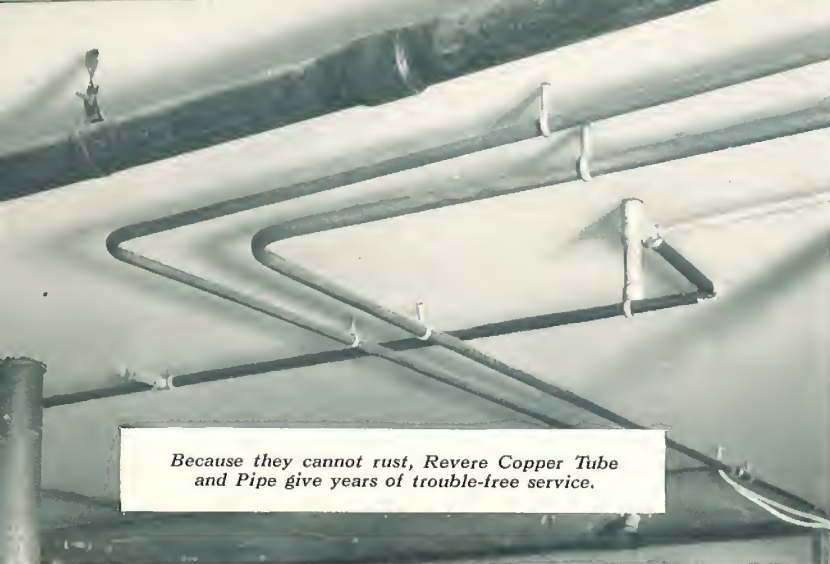
A BETTER HO

COPPER FLASHING—Seals the vital joints of your house lastingly against the elements, prevents rotted beams and ruined ceilings and walls. Only Revere offers you the Revere Home Flashing System—a simplified, highly economical method of weather-sealing that features pre-cut sheets of specially tempered Revere copper, engineered for the needs of smaller homes and farms.


GUTTERS AND DOWNSPOUTS—Prevent rain water from streaking the walls, seeping through brickwork, framing and masonry—ruining flower beds and finding its way into your cellar. While other metals rust and must be replaced, a roof drainage system of Revere Sheet Copper will last as long as the building. And it's cheaper in the long run—because it requires no maintenance. First cost is last cost!

COPPER PIPING—Because it cannot rust, Copper Water Tube or Red Brass Pipe will give years of trouble-free service. Your water will be sparkling clear, and the flow will not diminish through the years.

COPPER HOT WATER TANKS—Rusty hot water is the housewife's despair. The way to prevent it is to install a hot water storage tank or heater made of Revere Copper or Revere Herculoy (a Silicon-Copper alloy with the strength of steel). In that way you can be sure of clear hot water at all times. And replacement costs cannot hang over your head.



Because they cannot rust, Revere Copper Tube and Pipe give years of trouble-free service.



This ceiling installation of radiant panel heating makes efficient use of Revere Copper Tube.

USE FOR YOU

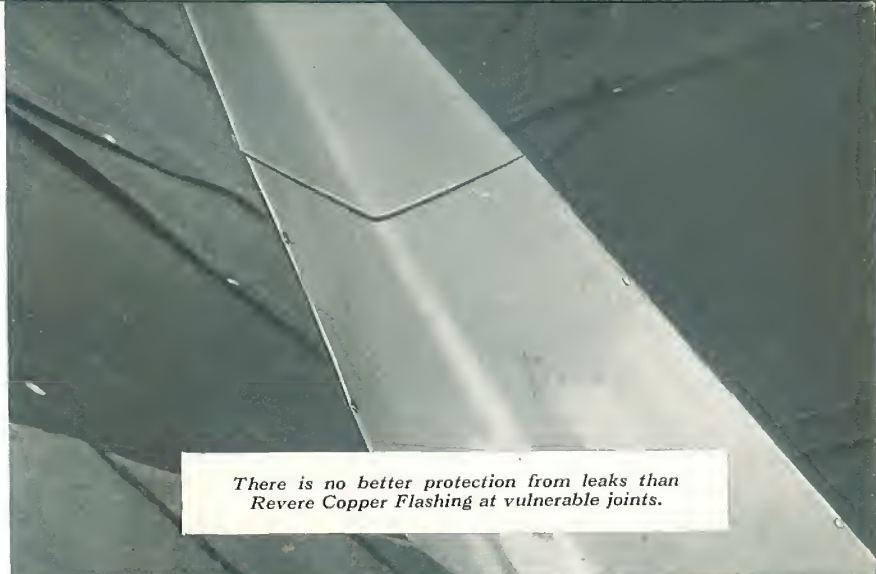
COPPER HEATING LINES—The advantages of Copper Water Tube for water supply piping apply with equal force to heating installations. Because Copper Water Tube never rusts, its carrying capacity remains the same indefinitely. And that results in a definite saving because you do not need to use oversize pipe or dirt pockets. Pipe coverings can also be lighter because copper piping is smaller in diameter and does not radiate as much heat as iron or steel pipe. Installation cost is kept low because copper water tube is easily bent and because joints are made with economical solder-type or compression fittings.

Here are just a few of the other places in which the special qualities of copper and its alloys can serve you well: rustproof bronze windows; small but efficient copper radiators or convectors and radiant panel heating installations; bronze or copper window screening; copper or bronze weather-strip; permanent, handsome hardware; lighting fixtures; plumbing fixtures; and in many decorative ways—such as hammered copper hoods for fireplaces and built-in window boxes.

In addition, Revere produces aluminum thresholds, architectural moldings and shapes for window frames and screens.

The use of Revere building products of copper, brass, bronze or aluminum makes a house a healthy house. Their use is truly a sign of quality construction.

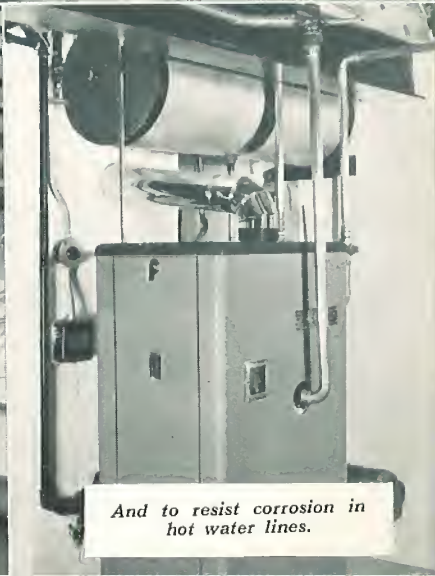
For further information about Revere building products, write Revere Copper and Brass Incorporated, 230 Park Ave., New York 17, N. Y.



*There is no better protection from leaks than
Revere Copper Flashing at vulnerable joints.*



*Revere Sheet Copper is best
for gutters and downspouts.*



*And to resist corrosion in
hot water lines.*

REVERE QUALITY HOUSE BUILT IN SOUTH BEND, INDIANA

This is the FIFTH house to be built under the auspices of the Revere Quality House Institute, as a further step to determine how much real quality and happy living can be built into a small home designed to sell at a moderate price. As many houses are being built—and the work of the Institute widely publicized—the result will be the creation of tested *standards of value* for houses. With these *standards* to guide you, you will be better able to judge the value of the house you buy. This house was designed to sell for about \$17,000, including a corner lot, a gas range, gas refrigerator, gas hot water heater, gas clothes dryer, automatic washing machine, special wiring system, and similar extra features.

The Institute—a non-profit organization under the independent direction of a leading American architect—is sponsored by Revere Copper and Brass Incorporated and “The Architectural Forum”, a foremost publication in the field of contemporary housing.

John Hancock Callender, Architect

Executive Secretary

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Under the terms of its agreement with the Institute, Revere exercises absolutely no control over the materials used by the participating architects and builders. But Revere knows that good houses must contain considerable copper and brass, that these materials must become part of any complete set of standards that are created. As a manufacturer of copper, brass and bronze, Revere is assured that it will benefit—as will the public—through improved standards of quality in building. You will find more details about Revere building products and about the way they can improve the house you live in, on pages 10 and 11 of this booklet.

Prospective home owners can purchase complete working drawings and specifications of any Institute house for \$100. From these, your own builder can construct the house. For further information about these plans, about the work of the Institute, about its houses or the part its sponsors play, please write to:



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